

**HARBOR ROAD**  
(For Great Marsh Road)

*n/f Caitlin Butler & William C. Walker*  
(Lot '39', Map No. 3018 W.T.C.)

*n/f Ronald G. Besson & Leslie Ramik*  
(Lot '38', Map No. 3018 W. T. C.)

LOT COVERAGE: (6/25/2020)  
Hse = 2064+/-S.F. Stoop = 22+/-S.F.  
Steps = 22+/-S.F. Shed = 33+/-S.F.  
Exist. B.L.C. = 2141+/-S.F. or 19.37%  
Exist. Drive = 1011+/-S.F. Total Exist. Lot  
Coverage = 3152+/-S.F. or 28.52%

MINIMUM ZONING REQUIREMENTS:  
Lot Width 20' - 100' x 150' Rect.  
Lot Area 10,890 - 21,779 Sq. Ft.  
Front Yard 30'  
Side Yard 10'  
Rear Yard 25'  
Bldg. Height 2 1/2 Sty - 26'  
15% B.L.C., 25% T.L.C.

Prepared by:  
B. G. ROOT, SURVEYOR, LLC  
P.O. Box 2323  
Westport, CT 06880  
Phone (203) 846-1882  
surveman@yahoo.com

I hereby attest that this is a 'Dependent Resurvey'  
as per Sect. 20-300b-1 - 20-300b-20 of the regulations  
of Connecticut State Agencies effective June 21, 1996;  
this is a property survey intended to depict boundaries  
& improvements on site; boundary determination /  
opinion is based on a resurvey as per maps and deeds  
of record in the Westport Town Clerk's Office.  
This map conforms to Class 'A-2' Horizontal Accuracy.

Received on file in the Town Clerk's Office:

At \_\_\_\_\_ On \_\_\_\_\_

By \_\_\_\_\_ Town Clerk

File No. \_\_\_\_\_

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BUILDING HEIGHT:  
Average Grade = 7.72'  
Roof El. @ Eave = 29.37'  
Roof El. @ Peak = 38.73'  
Roof El. @ Mid-point = 34.05'  
Building Height = 26.3'

NOTE: Base Flood Elevation is 11.0' - as-built  
finished floor of three season porch addition at  
elevation 13.04' to match existing floor of house.

NOTE:

- Property located in 'A' Res. Zone.
- Property shown as Tax Lot 23 on Assessor's Map No. A-02.
- Property being Lot '36' as shown on map entitled "Map Of COVELEE-ON-THE-SOUND At Norwalk And Westport, Conn., Scale: 1"=60'," bearing File No. 3018 in the Town Clerk's Office.
- Property located in Flood Zone 'AE' as per FEMA Flood Insurance Rate Map No. 532F dated June 18, 2010. Base Flood Elevation = 11.0'. Fin. Flr. El. Hse = 13.04' Crawl Space = 8.0' Fin. Flr. Garage @ Door = 8.72'
- \*Existing septic system to be abandoned and tank crushed - house to be connected to Town sewer system at lateral provided at Covlee Drive.
- Plan up-dated Oct. 24, 2012 to show flood openings in foundation.
- (...) Denotes flood opening dimensions.

N 68° 23' 00" E 24.00'  
N 64° 51' 30" E 23.04'  
N 62° 41' 10" E 37.68'

N 21° 41' 40" W 62.11'

N 42° 42' 30" W 50.35'

S 47° 17' 30" W 125.00'

*n/f Nancy H. & Jim Howes*  
(Lot '35', Map No. 3018 W. T. C.)

W.G.  
R=30.00'  
□=74°36'20"  
L=39.06'

## Proposed Plot Plan

June 26, 2020

Exist. Hse = 2064+/-S.F. Stoop = 22+/-S.F.  
Steps = 22+/-S.F. Shed = 33+/-S.F. Total Exist.  
B.L.C. = 2141+/-S.F. or 19.37% Exist. Drive =  
1011+/-S.F. Total Exist. Lot Coverage = 3152+/-S.F.  
Prop.Pool = 288+/-S.F. Rev. Drive = 700+/-S.F.  
Total Exist. & Prop. Lot Coverage = 3129+/-S.F.  
or 28.31%

## AS-BUILT PLOT PLAN

## MAP OF PROPERTY

Located At 8 Harbor Road

Prepared For

*Janet B. Tatusko*

**WESTPORT, CONN.**

Scale: 1"=20' April 10, 2012

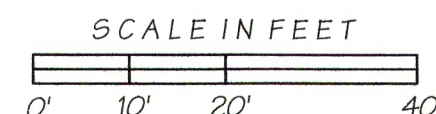
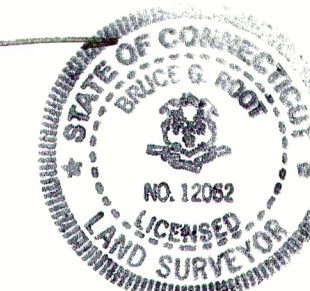
Field up-date June 25, 2020  
Drive up-date 6/25/2020

TOTAL LOT AREA = 11,053 SQ. FT. OR 0.2537 AC.

by **B. G. ROOT, SURVEYOR, LLC ~ WESTPORT**

I hereby attest that this map, prepared in  
accordance with the standards for a Class  
'A-2' Survey, is substantially correct

Bruce G. Root, P.L.S.  
Conn. Reg. No. 12062



NOTE: This map not valid without the  
crimped seal of the issuing surveyor.